

Ten years, from date thereof with interest thereon from the date thereof, until paid according to the terms of said note and coupons thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, dollars, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, same at the expense of the parties of the first part, and the expense of such taxes and accruing penalties, interest and costs, shall from the payment thereof be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 10 per cent. per annum. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes assessed on said premises, then this conveyance shall become absolute, and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon, remaining unpaid, or which may have been paid by the party of the second part, shall be due and payable, and it shall be lawful for the party of the second part, his executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not at the option of the party of the second part, his executors, administrators or assigns, and out of all the moneys arising from such sale to retain the amount then due, or to become due according to the conditions of this instrument, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said Philip Roser his heirs and assigns. In testimony whereof, the said parties of the first part, have hereunto set their hand and seal the day and year last above written.

Philip Roser (seal)

Maris Roser (seal)

Signed sealed and delivered in presence of L. J. Calvert, J. P.

It is agreed that payments of \$5⁰⁰ or any multiple thereof may be made at any time on principal.

State of Kansas, ss.

Douglas County, To wit: Remembered, that on this 26th day of March A. D. 1900 before me, L. J. Calvert, J. P. in and for Willow Springs, and for said county and state equal Philip Roser and Maris Roser husband and wife to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same. In witness whereof, I have hereunto set my hand and affixed my official seal, on the day and year last above written.

Recorded March 29, A. D. 1900, at 8 o'clock, A. M.

L. J. Calvert, J. P.

L. J. Calvert
Register of Deeds.

The following is indexed in the original instrument.
The not herein described having been paid in full.
Recorded Mar. 24, 1900